

## **HOW TO OBTAIN A WATER AND SEWER AVAILABILITY STATEMENT FROM ABCWUA**

A **Water and Sanitary Sewer Availability Statement** issued by the **Planning Department/Utility Development Section** within the past 12 months is required for any proposed development, subdivision plat, or site plan within the **City of Albuquerque** or for anyone contemplating service in **Bernalillo County**. Availability Statements identify the water and sanitary sewer infrastructure needs (public/private, on/off-site) to provide a proposed development with services and fire protection. In addition, any time constraints for development plans, or requirement for annexation to receive services, will be identified in the Statement.

A request for an **Availability Statement** shall be made as early as possible in the planning of a project to allow sufficient time for response and to enable the developer to include the necessary water and sanitary sewer infrastructure in the project plans. Requests for **Availability Statements** should include contact or return information as well as the following:

1. The precise location of the proposed development, with a marked Zone Atlas map and legal description of the property.
2. The type of development proposed, such as single-family residential, shopping center, office, etc., with a proposed schedule of development or phasing, if applicable.
3. The scope or size of the project and utility demands, if known (e.g., the number of units in a residential project, number of beds in a nursing facility, square footage for a shopping center or industrial development, etc.).
4. A copy of the **Instantaneous Fire Flow Requirements** from the Fire Marshal's Office. If a private sprinkler system is to be installed, state the flow requirements for that system as well.
5. Any other information pertinent to project planning such as: a proposed utility plan, a proposed sketch plat, etc.

Requests for **Availability Statements on Water and Sewer Service** should be addressed to:

**Water Authority**  
**Planning Dept./Utility Development Section**  
**Development and Building Services**  
**600 Second Street N.W.**  
**Albuquerque, New Mexico 87102**  
**Phone (505) 924-3987**

In cases of complicated or very large development proposals, additional study time may be required to prepare an **Availability Statement**. In such cases, the requester shall be notified of the extra time needed and advised of the status of the statement.

Where a proposed project is not sufficiently defined to provide all of the information required for an **Availability Statement**, the developer may request a **Serviceability Letter** in an effort to identify the water and sewer utilities nearest to the property and to ascertain the general feasibility of the project. However, in no case shall a **Serviceability Letter** replace the need for an Availability Statement.

No water or sanitary sewer service accounts shall be sold to any development project prior to issuance of a **Water and Sanitary Sewer Availability Statement** for that specific project. No property may develop or take service in such a manner that leaves adjacent un-serviced properties without means to obtain service. In accordance with the **Water and Sewer Expansion Policies**, line extensions are required to cover all frontage of the property requesting service unless all adjacent properties have other means of being served.